

Minutes: March 16, 2011 meeting of the TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:40 pm, Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Tom Kumura, Jon Mehtlan, absent Henry Palmer.

Agenda Item 2: Review of minutes of meetings: Minutes of meeting from February 16, 2010 meeting were reviewed, and corrections noted; a motion to approve minutes as corrected by Farrell seconded by Jemmott, motion passed 5-0-1

Agenda Item 3: Public Forum: Morris announced that he had received an update from the Water Authority that the solar panel project at the TOV Water Treatment Plant will begin soon, first with deliveries and then the installation which should start next month. Morris also announced that the Planning Group Equine Stakeholders would be meeting at DPLU on March 30 at 9am. Morris will attend and bring back any updated information at the next meeting and requested the item be on next month's agenda

Agenda Item 4: Deer Springs SD0633, AT&T MUP Cell Site, 3300-10-043 (P10-043) Major Use Permit: AT&T proposing to install 12 panel antennas, on 35 ft mono-broadleaf at 684 Deer Springs Rd in San Marcos. Two other similar installations were previously approved at this same residential location, but one was not built. Binns recused herself as her property adjoins the applicants. The AT&T representative, Ted Marioncelli, informed the Group that changes were being made to the revised plans based on last month's meeting. Mr. Marioncelli handed out new photo simulations taken from the adjoining property of Mrs. Binns, as well as nearby locations. The photo from Mrs. Binns revealed that the tower was very visible and should be better masked with trees. Mr. Marioncelli indicated that they will address this issue and will seek the help of a landscape architect. At last month's meeting there was discussed that a request from the Fire Department had been made to create a 30 foot fuel modification zone around the equipment cabinet; they have not yet had the meeting on this issue. Jemmott made a motion to conditionally approve the project with modifications made that had been discussed during these meetings to include the trellis and additional trees to block the view from the adjoining property, and that the equipment cabinets would not require air conditioning, Morris seconded the motion and it passed 5-0-0. Binns rejoined the Sponsor Group following the vote.

Agenda Item 5: San Marcos General Plan Update: The City of San Marcos is going through a General Plan Update. Properties adjoining the Twin Oaks Valley Community Plan Area may have use changes that will impact Twin Oaks. Farrell reported that she and Jemmott had attended meetings with the City in particular the General Plan Advisory Committee. City Staff have expressed an interest to meet with members of the Sponsor Group which still needs to be set up by Jemmott. When they do have the

meeting it was suggested that copies be obtained concerning past meetings which may be relevant to the Sponsor Group's concerns about areas adjacent to our boundaries. Jemmott indicated that in the past a request had been made to roll back the northern Sphere of Influence boundaries but no action had been taken.

Agenda Item 6: General Plan Update (was GP-2020): Review of any property specific requests that either not voted on last meeting or new information was presented that needs to be considered. These are property owners requests submitted to the Board of Supervisors. Owners of these properties are requesting a different density than what has been proposed as Staff recommendations under the General Plan update. A request by Palmer had been made to Farrell to review the vote on NC-38 Yasukochi Family Trust which had been taken at January's meeting to support Staff's position. Palmer was absent for past two meetings and no additional information was provided. Farrell indicated that she will discuss with Palmer to see if he will make the April Meeting or if he can provide additional information. At the January meeting the property identified as NC-22 Kubba, had been discussed but no vote could be taken as two members had to recuse themselves and there were not enough members in attendance to reach a quorum, at this meeting there were enough members to have the quorum with the two members recusing themselves so the issue was discussed. First Farrell and Kumura recused themselves and joined members of the public, and Jemmott took over as Chair. Jemmott reviewed the past discussions concerning the property and the history of the development. Farrell spoke from the audience on the concern of the need to not support the requested changes from the property owner. Jemmott made a motion to support the staff recommendation to not make the change requested by the property owner, Mehtlan seconded the motion and it passed 4-0-0. Farrell and Kumura returned to the Group and Farrell took over again as Chair. Farrell reviewed the letter which she and Jemmott had prepared to support the community plans in the General Plan update. Farrell made a motion to approve the letter, Kumura seconded the motion and it passed 6-0-0.

Agenda Item 7: Initial Draft Zoning consistency Review of April 1, 2010 map: Review of map created by County and relationship to past actions by Sponsor Group. This item was related to the request made by Palmer, however as he was absent no additional information was available, so no further discussion was made.

Agenda Item 8: Community Plan Update: What is needed to complete or move the development of the Community Plan forward. Also update and status based upon actions by the Board of Supervisors and impacts of their actions to the Community Planning process. Morris mentioned that he has time to spend on bringing the past efforts of writing our Community Plan into compliance with the current County template. Jimmy Wong did provide the County Community Plan template and Morris is currently inputting relevant information from the 1995 TOV Community Plan. Jemmott did provide a disc with all the County Community Plans to use as appropriate.

Agenda Item 9: Update on ongoing projects: None

Agenda Item 10: Old Business: We are still missing the December minutes, and Farrell asked that the tape be provided and she will attempt to transcribe.

Agenda Item 11: Administration and correspondence: Binns indicated that we need to send in the paperwork to reserve the meeting hall for next year. Jemmott made a motion to authorize Binns to make formal application to reserve the current meeting hall for our meetings, Mehtlan seconded the motion and it passed 6-0-0.

Farrell adjourned the meeting at 8:20 p.m.

Respectfully Submitted, Ben Morris, Secretary

The next regular meeting of the TOVCSG will be on Wednesday, April 20, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.